

# **TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**

## **April 18, 2005**

PRESENT: Tom Cowan, Chairman  
Rick Meahl  
Andy Kelkenberg  
John Olaf  
Christine Falkowski, Planning Board Clerk  
Rebecca Baker, Assessor/Zoning Officer

ABSENT: Don Hoeffler  
John Potera  
Terry Janicz

The Planning Board meeting was called to order by Tom Cowan at 7:30PM

### **Minor Subdivision Application – (1) Lot Spencer Brown-Rapids Road**

In order to avoid paying for two lots, (the second lot being created on the corner), Mr. Brown was advised at the last meeting that if he could keep perhaps a 10’ strip of land connected to the parent parcel, this could be a one-lot split. Mr. Brown shifted the lot over 10’ and submitted a new survey, proposed drainage plan and Full EAF. Mr. Brown is building a house for his daughter on this lot and plans to build another for his son in the next 3 – 5 years. For the next split, the Board will require a concept plan and a proposed drainage plan for the parent parcel. Tom made a motion to approve the subdivision, seconded by John:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye

### **Site Plan Amendment Application – Substation Niagara Specialty Metals – Clarence Center & Hake Roads**

Bob Shabala, President, attended the meeting. He stated that they need to build a 1,200 SF substation to increase electrical capacity of the plant to minimize brownouts. Another reason is to separate electrical service from I Squared R. Andy made a motion to recommend approval of this application to the Town Board, seconded by John:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye

### **Site Plan Application - Parking Lot Expansion Bedford’s Greenhouse – 6820 Cedar Street**

This greenhouse is an allowed use in the RA zone, but it is a commercial venture that retails to the public that is extremely large. Steven Bedford would like to enlarge his driveway to include a 6,475 SF stone parking lot. Forty-three regular spaces are required based on 8,640 SF of buildings that the public enters, according to our Code. The number of handicapped spaces required will be determined by our Building Inspector. The spaces will be marked with paint right on the stone as it is only used two months out of the year. Commercial setback requires 10’ at the property line. After discussion, it was decided this does not apply, since the property is in the RA zone, plus it would impede his plan for double parking. The overflow parking on Cedar Street occurs on Mother’s Day weekend and especially their fundraiser for Breast Cancer on May 15<sup>th</sup>. A coordinated review is required and takes 30 days. Where was he 10 weeks ago? John made a motion to recommend approval to the Town Board, seconded by Rick:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye

### **Minutes Review**

John motioned to approve the minutes of March 7, 2005, seconded by Rick:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye

**Special Use Permits in RA Zone for Home Based Businesses**

The April 4<sup>th</sup> memo of recommendations went to the Town Board

**Flaglots**

Eleven existing parcels qualify as potential flaglots (30' of frontage, five-acres). Further research could reveal wetlands/floodplain that could disqualify additional parcels. The Planning Board would like to have a joint meeting with the Town Board to discuss this topic.

**Overlay District**

Item #3(c) states that signs supported by two posts shall have the lowest portion of the sign measuring not less than six feet above finished grade. The Planning Board agrees that this should be omitted from the ordinance, and that there does not have to be any space between the ground and the bottom of the sign.

Also, Item #7(e) states that sidewalks or paths shall be considered to assist with walkability and the potential for bicyclists. Tom feels that this should be enforced, starting with Dollar General.

**Agenda deadline: Friday, April 22, 2005**

**Agenda meeting: Thursday, April 28, 2005**

**Next PB meeting: Monday, May 2, 2005**

Tom made a motion to adjourn the meeting at 9:30PM, seconded by John and all approved.

Respectfully submitted,

Christine Falkowski  
Recording Secretary